

140.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

713,000 / 713,000

USE VALUE:

713,000 / 713,000

ASSESSED:

713,000 / 713,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		SCITUATE ST, ARLINGTON

OWNERSHIP

Owner 1:	O MEARA PATRICIA ANNE	Unit #:	
Owner 2:	O MEARA GEORGE FRANCIS		
Owner 3:			

Street 1: 5 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,202 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1926, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4202		Sq. Ft.	Site		0	80.	1.30	9									436,847						436,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4202.000		270,600		5,600		436,800		713,000							
Total Card							0.096		270,600		5,600		436,800		713,000		Entered Lot Size					
Total Parcel							0.096		270,600		5,600		436,800		713,000		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		471.56		/Parcel: 471.5				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID									140.0-0001-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,600	5600	4,202.	436,800	713,000	713,000	Year End Roll	12/18/2019
2019	101	FV	237,900	5600	4,202.	409,500	653,000	653,000	Year End Roll	1/3/2019
2018	101	FV	237,900	5600	4,202.	338,600	582,100	582,100	Year End Roll	12/20/2017
2017	101	FV	237,900	5600	4,202.	311,300	554,800	554,800	Year End Roll	1/3/2017
2016	101	FV	237,900	5600	4,202.	284,000	527,500	527,500	Year End	1/4/2016
2015	101	FV	211,000	5600	4,202.	278,500	495,100	495,100	Year End Roll	12/11/2014
2014	101	FV	211,000	5600	4,202.	258,800	475,400	475,400	Year End Roll	12/16/2013
2013	101	FV	211,000	5600	4,202.	246,300	462,900	462,900		12/13/2012

SALES INFORMATION

Grantor			Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes			
POCHINI PATRICI			27404-106			6/20/1997	Family			1	No	No	F				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/1999	610	Alterati	8,000					12X14 PORCH, RENO

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Meas/Inspect	BS	Barbara S
3/11/2009	Inspected	163	PATRIOT
1/30/2009	Measured	336	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																													
Type: 97 - Tudor				Full Bath: 1	Rating: Average			PDAS.																																																																																																	
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																				
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																																																																																																				
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																				
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																				
Sec Wall:	%			OthrFix:	Rating:																																																																																																				
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																																																																																																				
Color: WHITE				A Kits:	Rating:																																																																																																				
View / Desir:				Fpl: 1	Rating: Average																																																																																																				
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																				
Grade: C - Average				CONDOS INFORMATION																																																																																																					
Year Blt: 1926	Eff Yr Blt:			Location:																																																																																																					
Alt LUC:	Alt %:			Total Units:																																																																																																					
Jurisdict:	Fact: .			Floor:																																																																																																					
Const Mod:				% Own:																																																																																																					
Lump Sum Adj:				Name:																																																																																																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																													
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL																																																																																													
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:	1	6	2	M																																																																																													
Sec Int Wall:	%			Economic:		%		Additions:																																																																																																	
Partition: T - Typical				Special:		%		Kitchen:																																																																																																	
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																																																																																	
Sec Floors: 4 - Carpet	20%			Total:	26.4	%		Plumbing:																																																																																																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																	
Subfloor:				Basic \$ / SQ:	125.00			Heating:																																																																																																	
Bsmnt Gar:				Size Adj.: 1.34444439				General:																																																																																																	
Electric: 3 - Typical				Const Adj.: 0.99792004				Totals:	1	6	2																																																																																														
Insulation: 2 - Typical				Adj \$ / SQ: 167.706																																																																																																					
Int vs Ext: S				Other Features: 66000																																																																																																					
Heat Fuel: 1 - Oil				Grade Factor: 1.00																																																																																																					
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																																																																					
# Heat Sys: 1				NBHD Mod:																																																																																																					
% Heated: 100				LUC Factor: 1.00																																																																																																					
Solar HW: NO				Adj Total: 367647																																																																																																					
% Com Wall				Depreciation: 97059																																																																																																					
				Depreciated Total: 270588																																																																																																					
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																			
Make:																																																																																																									
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SPEC FEATURES/YARD ITEMS				PARCEL ID 140.0-0001-0004.0																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																								
4	Garage W/Lof	D	Y	1	20X20	A	AV	1926		23.38	T	40	101			5,600		5,600																																																																																							
More: N	Total Yard Items:	5,600		Total Special Features:					Total:			5,600																																																																																													
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